GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2457
ANSWERED ON:13.03.2001
PROVISION OF FACILITIES TO ALLOTTEES BY CPWD
RAGHUNATH JHA

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether the CPWD provides some facilities to its allottees on payment or otherwise;

(b) if so, the details thereof;

(c) whether those facilities cannot be enjoyed by the allottees of their own;

(d) if so, the reasons therefor; and

(e) the steps taken by the Government to relax the restrictions imposed on the allottees?

Answer

MINISTER OF STATE FOR URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BANDARU DATTATREYA)

(a)&(b): Details of facilities to be provided to allottees of Government accommodation are as per Annexure-I attached. Whenever any facilities as per norms are not provided, the same are provided on payment of percentage of the estimated cost of work. The details of such works are indicated in Annexure-II.

(c)&(d): The facilities can be provided only by the Government keeping in view the norms, safety of structure, feasibility of construction and following the required procedure such as approval of drawings etc.

(e): There is no such proposal.

ANNEXURES REFERRED TO IN REPLY TO LOK SABHA USQ NO.2457 FOR 13.3.2001.

Annexure-I

DETAILS OF FACILITIES TO BE PROVIDED TO ALLOTTEES BY C.P.W.D.

Item No.	Type-I, II, III & Servant Quts.	Type-IV	Type-V Hostel
1.1	Bearing capacity 10 tonnes per square metre		
1.2	Type-spread foundation in RCC islolated/ combined, continuous wall footing with lean concrets.	Applicabel to all (Note: Specification for	
1.3	Depth upto 1.2 meters below ground level.		Type-V under revision)
2.1	RCC framed construction with filler walls in brick work or load bearing constructions in brick/stone masonary with intermediate column where found necessary.		
2.2	Internal pertition-half brick masonry in cement morter 1:4.		
3.1	Frames Ist class kail wood or 2nd class deodar`T`Iron frames with II class teak wood wood or mild steel.	a) 35mm panelled 1st class deodar shutters with wood or mild steel. 1st class deodar wood for all rooms.	
3.2	Shutters :a) Ist class kail wood or 2nd class deodar wood. IInad class door. deodar wood for bath, W.C. kitchen scooter shed & balcony.	b) 35mm panelled 2 class Indian teak wood shutters with or commercial ply flash	
3.3	Fittings: Oxidised Iron.	c) Aluminium Fitt-Anodised aluminum Same as ings. in external doors for internal doors Type V oxidised iron.	

3.4 Peep hole and security chain for external doors only. Applicabel to all

4.1 Mosic flooring and skirting in 50% area and Kota stone work top in Kitchen. a) Marble chips Mosaic flooring flooring with ordinery cement dinning drawing, in all rooms, bath & W.C. Reat kitchen, inter-cement concrets. nal circulation blocks Reat area, store, W.C. cement concrete. & Bath. b) Cement concerets flooring with matching skirting in in common circulation area staircase. c) Kota stone slab for kitchen platform. Mosaic flooring in living room, the Entrance halls stair- cases lavotery Mosic flooring

Item No. Type-I, II, III & Servant Quts. Type-IV Type-V Hostel

4.2 Mosaic on white glazed dado in WC & bath (d) White glazed tiles in Dedo in lavoratory

(90/150) WC, bath (90/150cm height blocks upto 2 glazed tiles dado for 60cm meters high mosaic work top of kitchen platform

5.3 Mud phuska or line concrete finished with tiles. Applicable to all

6.1 External colour wash (only servant Qrs.) External colour Colour wash. wash.

6.2 External-Water proof cement paint or washed stone grit plaster or exposed brick work (a) Washed mosaic plaster in ordinary cement for external

(type I,II & III only) walls.

(b) Water proof cement paint on roof parapets (Inter side), soffit and inner fins of chajjas etc.

INTERNAL

6.3 Dry distemper in all rooms and synthetic enamelled paint on wood/steel work white wasing on ceilings (type I,II,III only) rooms i/c stair case. & white washing in rest. ur washing in rest of the area. Dry distemper in drawing dining space. White wash colour wash in other rooms & study room white ro colo- Distempering dining and drawing, bed- Distempering in entrance hall and

6.4 Internal-White wash (in servant Qrs.)

REVISED SCALES OF AMENITIES FOR GENERAL POOR RESIDENTAL QUARTERS

S.No.	Description	Type-I	Type-II	Type-III	Type-IV	Type-V
1.	KITCHEN			BUILT IN FIXUTURES		
i)	Open shelves in tiers not more than 400mm wide along one wall 1` thick.	Yes	Yes	Yes	Yes	Yes
ii)	Sunken floor(in kitchen)	One	One	One	One	One

b) Kitchen sink One fibre glass Same As Same as White glassed kitc- Same as for
sink with drain Type-I Type-I hen sink be provided Type-IV
board. with drain board of
some material as working
platform.
iii) DADO

a) White glazed tiles for 60cm above Yes Yes Yes -
work top and around sunken floor.

b) Dado 1`-0` high along working platform
and up to window sill level around - - - Yes Yes
sunk floor.

iv) Built in cup board with shelves &
shutters (30mm depth) below window - - - One One
sill level of cooking platform along
one wall.

v) Cooking platform standing +Yes +Yes +Yes +Yes +Yes

Note: Unless the habit of the people warranty they may +
depending upon local habit of people. be provided in type-I quarters.

OTHER ROOMS

S.No. Description Type-I Type-II Type-III Type-IV Type-V

Built in cupboard with shelves not One One shelf & 3 Nos. One in living One in store.
exceeding 1100 in width. one cupboard.
room.

Cupboard
ii) Built in cupboard with wooden shalves - One in one One in one Two in two Three in three
& shutters not exceeding 1100mm in bedroom. bedroom. bedrooms. bedrooms.
width

iii) 25mm thick shelves (not more than - - Yes in store Yes,in store Yes in store
400mm wide) room, if room if room & in serv-
provided. provided. ant Qrts. along
one wall.

iv) Storage space above cup board in bed - One One One One
room (open)

v) Judge eyes in front door. - - One One One

vi) Curtain rods. All Rooms All Rooms All Rooms. Yes same as with pelmets.
Type-III

vii) Set of pegs. In bath & In bath & In bath & In bath room In bath room.
bed room. bed room.

viii) Coal box Yes - - - -

ix) Curtain brackets Yes Yes - - -

SANITORY FITTINGS:

S.No. Description Type-I Type-II Type-III Type-IV Type-V

1. Indian type W.C. with overhead One One One One 1+1 (for serv
flushing. ant Quarter)

2. Europen type W.C. with high level flushing cistern.	_	-	-	One	One	
3. Wash basin with one top each.	One (550x450mm)	One (550x450mm)	One (550x450mm)	One (180x14`size)	Two (220x16`size)	450x400mm 550x400mm
4. Tap (Kitchen, bathroom & W.C.)	Three (For sink)	Three (For sink)	3+1 Qrts.)	3+1	5+2(for servant one for inner fittings	
5. Showers	One	One	One	One	Two	
6. Towel rail	One	One	One	One	(One towel rail outside near the wash basin)	
7. Mirror	One	One	One	One	One	
8. Glass shelf 24`x5` / or nitch depending upon thickness of wall where constructed.	-	-	-	One	Two	
9. Soap rack(Nitch in WC/Bath/Nitch)	One	One	One	One	One	
10. Storage tank	One	One	One	One	One	
11. Nitch with kota stone cill in Bath room.	One	One	One	-	-	

REVISED SCALES OF ELECTRICAL FITTING FOR GENERAL POOL RESIDENTIAL QUARTERS

S.No.	Description	Type-I	Type-II	Type-III	Type-IV	Type-V
1.	Power points.	Three (one in kitchen, one in drawing one in dinning	Three kitchen, drawing & bed room)	Three	Three(one in kitc-	Four (one in
2.	Fans (Ceiling)	Two fans five fans. (b)Exhaust fan in kitchen.	Three fans with five fans.	Four fans	(a)Five points with	Seven point
3.	Door call bell (Mini bazar)	One	One	One	One	One
4.	Power meter	-	One	One	One	One
5.	Electrical meter	One	One	One	One	One
6.	Type of wiring	Recessed conduit wiring.	Same as Type-I	Same as Type-I	Same as for conduit pipe	Concealed uit pipe. Concealed cond-
7.	Telephone connection	-	-	-	One	One
8.	Light/Fans points i/c the call bell	Seventeen, one bell	Twenty, one bell	Twenty three, one bell.	Twelve	Seventeen (to be finally approved after detailed exehhation by Chief Eng Elect) for reduced plinth area.

9.	Plug points	-	Two	Four	Five	Seven
10.	Flurescent light fitting excluding tube and starter	Two	Two	Three	Four(One each in bedrooms, drewing room & dining room)	
11.	Distribution Board with MCB	-	-	-	Yes	-

Sd/- Sd/- Sd/-
Astt. Engineer-III Executive Engineer(G&S)II Superintending Engineer(E&S)
S&S, CPWD, Nirman Bhawan CPWD, Nirman Bhawan, CPWD, Nirman Bhawan,
New Delhi. New Delhi. New Delhi.

ANNEXURE-II

PERMISSIBLE ADDITIONS/ALTERATIONS ON ALLOTTEE`S REQUEST

1. For additions and alterations in flat/quarter only following items of work carrid out:

A: CIVIL WORKS

(I) Items where 10% of the estimated cost is charged from allottees:

(i) Renovation of kitchen including breakig of chimney whereever existing, marble/kota stone on working platform, proper sink and dranage board, white glazed tiles in dado and renovation of shelves etc.

(ii) Renovation of toilet with marble flooring and white glazed tile dado including connected pipe work and chormium plated fittings.

(iii)Underground water tank/loft tanks including connected pipe work.

(iv) Wire-gauze shuters for doors/windows.

(v) Wash basin with liking mirror and glass shelves etc.

(vi) Provision of additional cup boards.

(vii)Creation of additional enclosed space by covering varandah etc.

(viii)Pelmets/curtain roads/grills in windows.

(ix) Provision of magic eye and other security related fixtures on entrance door/doors.

(x) Barbed wire fencing with irom gate around the quarters.

(II) Items where 20% of the estimated cost is charged from allottees:

(i) Bamboo Thartis.

(ii) Provision of collapsible shutters in the stairs area.

(III) Items where 100% of the estimated cost is charged from allottees:

(i) Pavement of areas around premises with suitable material in a approved manner.

(ii) Changing of Indian W.C. to European W.C. & vice-versa.

(iii)Change of flooring.

(iv) Change in the type of finisihing of walls with superior material/paints.

(v) Change of colour scheme intermally including painting etc.

(vi) Provision of partions by split bamboos, chickenmesh, wood substitutes etc. inside the house and outside between house & servant quarters.

(vii)Provision of temporary sheds for car/scooter and also for pet animals.

(viii)Modifications in varandahs by way of partitioning and addition/removal of doors/windows etc.

B: ELECTRIC WORKS

(I) Items where 10% of the estimated cost is charged from the allottees:

(i) Provision of additional power points/light points.

(ii) Provision of additional sockets for ACs (Industrial type).

(iii)Changing of light brackets.

(iv) Provision of fluroscent tubes instead of incandescent lights.

(v) Provision of additional light points.

(vi) Provision of additional call bells, including call bell

point from main house to servant`s quarters.

(II) Items where 100% of the estimated cost is charged from the allottees:

(i) Provision of additional ceiling fans/exhaust fans.

(ii) Provision of fancy light fittings.

(iii) Provision of additional compound lights at gate pillers (except for Type-VII & VII).

(iv) Provision of flood lights surrounding the house.

(v) Provision of heaters/geysers/booster pumps including A/A in wiring & plumbing work.

(vi) Provision of compact flourescent lamps & fittings.

(vii) Changing of cable from feeder piller to house, if required due to increased load in the house.

2. Ceiling limit for addition/alteration works to be carried out for different types of quarters during a financial year are given below. The items of work for which allottee is required to pay 100% cost are not bound by these limits:

TYPE OF QUARTERS	EXISTING MONETARY CEILING (RUPEES)
I	2,900
II	4,000
III	4,000
IV	10,500
DI and DII flats	21,700
CI and CII flats	26,000
VII and VIII	39,000